

**DARE COUNTY AIRPORT AUTHORITY
410 AIRPORT ROAD, MANTEO, NC
Wednesday, March 31, 2021
AGENDA**

4:00 PM CONVENE AUTHORITY FOR MONTHLY MEETING

ITEM 1 PUBLIC COMMENTS

ITEM 2 ENGINEER'S REPORT

ITEM 3 ATTORNEY'S REPORT

ITEM 4 CHAIR'S REPORT

ITEM 5 DIRECTOR'S REPORT

ITEM 6 COMMITTEE REPORT

ITEM 7 COMMENTS FROM THE AUTHORITY MEMBERS

ITEM 8 ADJOURN

**DARE COUNTY AIRPORT AUTHORITY
DARE COUNTY REGIONAL AIRPORT**

WORK AUTHORIZATION FOR PROFESSIONAL SERVICES

March 29, 2021

**Land Acquisition and Relocation Assistance – Runway 23 RPZ
(1099, 1115, 1133, & 1137 Driftwood Drive)
Work Authorization No. 18-01 Amendment No. 2
TBI Project No. 2301-1801**

**Funding Source: 90% State Funds, 10% Local Funds
Partner Connect Request #: 2345 & 2946**

It is agreed to undertake the following work in accordance with the provisions of our Contract for Professional Services. Master Contract expiration date is January 31, 2023.

Description of Work Authorized: When the original work authorization scope for the Runway 23 RPZ Land Acquisition project was coordinated with the Airport and NCDOA, the project included acquisition of the parcel at 1115 Driftwood Drive (the City Beverage Warehouse building) and the adjacent parcel at 1099 Driftwood Drive (a vacant lot). The proposal we received from the appraiser in October 2018 was based on this existing condition.

Since the time of the original work authorization coordination, the vacant parcel was combined with the adjacent mini-storage site and this property was developed by the mini-storage company including a new driveway entrance and outside storage space. The appraiser has contacted the NCDOT Area appraiser to discuss this change in condition as discussed in the attached letter from Bourne Appraisal Service dated March 26, 2021. Based on their discussion, this change in condition requires the surveyor to appraise the mini-storage facility property to determine if there are any damages to the remainder in addition to the value of the property acquired. The attached letter from the appraiser documents the current situation and additional costs required to perform the necessary additional appraisal work as recommended by the NCDOT Area Appraiser.

During the boundary survey work for the parcels at 1115 Driftwood Drive and 1133 Driftwood Drive, the surveyor has encountered several issues which have required additional work including:

- Driftwood Drive ROW is shown to be 50 ft ROW and 60 ft ROW the recorded plats and deeds, which appears to be incorrect. The surveyor has contacted NCDOT and after significant effort trying to get information, were advised by NCDOT that they only recognize a 38 ft ROW in this area, 19 ft each side of centerline. In order to properly reflect the ROW, the surveyor will need to field survey both sides of the pavement to define the roadway centerline. They will provide the necessary monumentation for the newly defined ROW.
- For the property at 1133, the plats and deeds for the parcel are very ambiguous. There were several distances on the plats and deeds that did not match what was found in the field. These discrepancies, in addition to the ROW issue have required significantly more research and will require more field work than included in the original scope.

The surveyor has provided the attached email detailing the additional work tasks required to perform the additional research and coordination with NCDOT, additional field work and completion of the boundary surveys suitable for recording.

Project Development and Coordination Services shall include coordination of survey and appraisal issues with the subconsultants and coordination of the additional scope of work with the Airport Sponsor and NCDOA. Services also include coordination of the additional appraisal information related to the mini-storage property with the Airport Authority. This task also includes preparation of a grant modification to add the costs of the additional services to the existing grant 36244.46.7.1.

Estimated Time Schedule: The additional services shall be completed withing six weeks following notice to proceed.

Cost of Services: This project will be funded with State Grant Funds provided by the NCDOT Division of Aviation through WBS 36244.46.7.1. The method of payment for Project Development and Coordination Services will be lump sum in accordance with Section V of the Contract. The method of payment for Subconsultant Services will be lump sum plus a markup. Subconsultant Services budgets shall not be exceeded without approval of the Owner.

Cost Summary

Project Development and Coordination Services (TBI) (lump sum)	\$4,850.00
Subconsultant Appraisal Services – Bourne Appraisal Service (lump sum)	\$6,500.00
Subconsultant Survey Services – Coastal Engineering & Surveying (lump sum)	\$3,175.00
Subconsultant Services Markup	\$1,000.00
Total	\$15,525.00

Agreed as to Scope of Services, Time Schedule and Budget:

Approved:

Approved for Dare County Airport Authority

For Talbert & Bright, Inc.

Date: _____

Date: _____

Witness

Witness